

SCENIC RIM GROWTH MANAGEMENT STRATEGY 2041

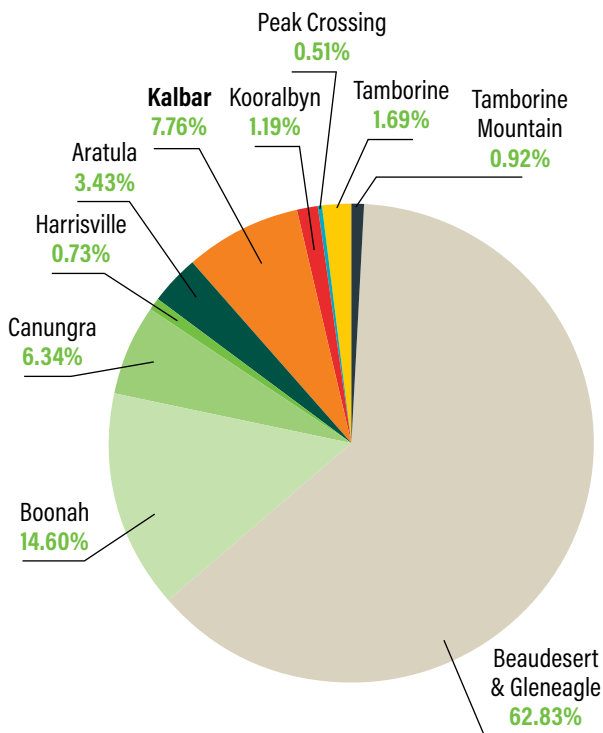
Kalbar

Context

Kalbar, supported by a local centre and characterised by low density residential development, has retained its relaxed country town character, heritage values and rural setting. Kalbar provides a centre for rural living and supports the surrounding rural activities. Development celebrates the historic built form evident in the design of buildings in the town. A strong sense of place attracts visitors from outside the region to experience the rural atmosphere, local shops and cafes.



Housing Land Supply



% SHARE OF RESIDENTIAL LOT GROWTH ACROSS GMS STUDY AREAS



ADDITIONAL RESIDENTIAL LOT POTENTIAL TOTAL 2016 - 2041

(Scenic Rim Planning Scheme + Growth Management Strategy)



NO. OF HOUSEHOLDS AS AT 2021

(Bull & Bear, 2021 Census)



SCENIC RIM PLANNING SCHEME - ADDITIONAL LOT* POTENTIAL

(including approved new lots since 2016)



% SHARE OF RESIDENTIAL LOT GROWTH ACROSS THE GMS STUDY AREAS

36

GROWTH MANAGEMENT STRATEGY - ADDITIONAL LOT POTENTIAL

SCENIC RIM
REGIONAL COUNCIL

Growth Strategies

	Growth Strategy	Implementation
	<p>1</p> <p>Development protects and enhances important biodiversity corridors and linkages in Kalbar to support local biodiversity and linkages between areas of ecological significance in the region.</p>	<p>Undertake a review of Matters of Environmental Significance and a region-wide investigation into mechanisms to protect and enhance important biodiversity corridors for implementation through an amendment to the Environmental Significance Overlay in the Scenic Rim Planning Scheme 2020.</p>
	<p>2</p> <p>Growth in Kalbar contributes to a compact, logical development pattern that focusses on the central, underutilised areas of Kalbar, is responsive to constraints and minimises conflict between incompatible uses.</p>	<p>As part of a future Scenic Rim Planning Scheme 2020 amendment, review land in the Urban Footprint in Kalbar and consider rezoning limited rural land parcels for residential purposes in the Scenic Rim Planning Scheme 2020 based on the Growth Management Strategy Map for Kalbar.</p>
	<p>3</p> <p>Development in Kalbar is supported by a quality open space and recreation network in a central and accessible location to meet the needs of the growing population.</p>	<p>In a review of the Local Government Infrastructure Plan and current open space and recreation planning, investigate further opportunities to use well-located constrained land for walking trails to contribute to the open space network.</p>
	<p>4</p> <p>Good quality and viable agricultural land in Kalbar continues to be protected from urban encroachment.</p>	<p>In conjunction with the review of the ShapingSEQ, seek consideration for the potential to remove valuable cultivation land in Kalbar from the Urban Footprint and offset to another area in the region that is better suited to support urban growth.</p>

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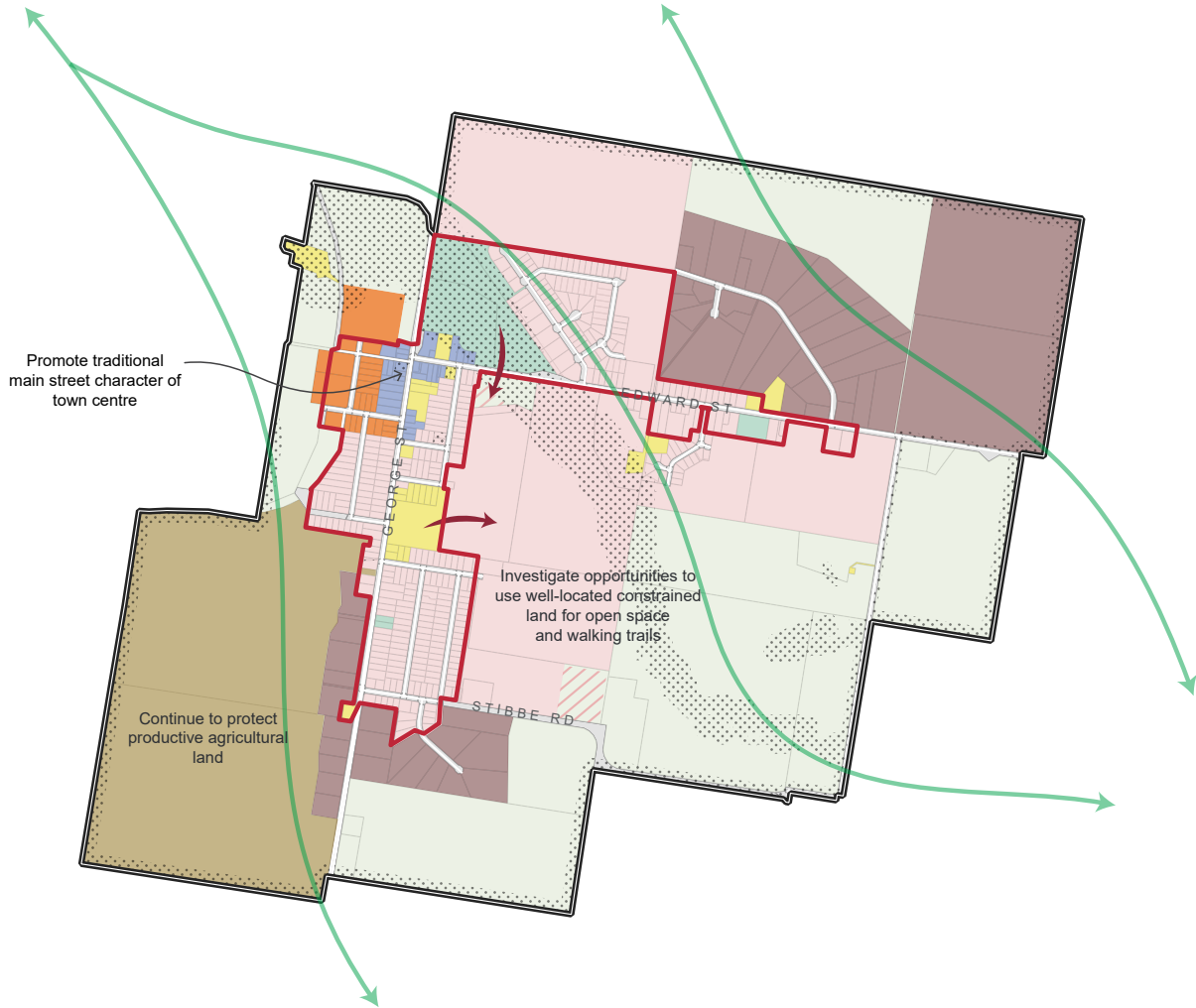
Growth Strategies (contd)

	Growth Strategy	Implementation
	<p>Residential growth in Kalbar is prioritised on land zoned for residential purposes and well-located land and supported by suitable planned trunk infrastructure networks.</p>	<p>In a review of the Local Government Infrastructure Plan, consider identifying additional land in Kalbar for inclusion in the Priority Infrastructure Area to encourage growth in coordination with planned infrastructure.</p>
	<p>Development in Kalbar provides for a range of housing types to meet the projected needs of the population.</p>	<p>Review the master planning requirements of the Scenic Rim Planning Scheme 2020 to ensure that new development in Kalbar continues to cater for the projected housing needs of the community.</p>
	<p>Development protects and enhances the historic character of Kalbar and contributes to a strong sense of place.</p>	<ol style="list-style-type: none"> 1. Undertake a review of the Scenic Rim Local Heritage Register to ensure places of local cultural heritage significance that are valued by the community are protected. 2. Identify character precincts and built form requirements that aim to protect and enhance the unique character and built form of valued historic streetscapes in Kalbar for implementation in the Scenic Rim Planning Scheme 2020.
	<p>The Town Centre focussed around Edward and George Streets supports an attractive pedestrian-based main street environment that reflects the historic rural town origins of Kalbar.</p>	<p>Investigate opportunities to facilitate Council-led streetscape improvements to promote an active, safe and attractive village centre for Kalbar.</p>

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Kalbar Study Area

Through a review of the LGIP, consider the extension of the Priority Infrastructure Area to encourage development that is supported by suitably planned trunk infrastructure networks



LEGEND

- Opportunities for local conservation corridors
- Proposed extension of PIA
- Constraints
- Priority Infrastructure Area
- Study Area Boundary
- Future Low Density Residential
- Good Quality Agricultural Land
- Current SRRC Land Use Zoning**
- Community Facilities
- Conservation
- District Centre
- Emerging Community
- Industry
- Limited Development
- Local Centre
- Low Density Residential
- Low-Medium Density Residential
- Major Centre
- Major Tourism
- Minor Tourism
- Mixed Use
- Neighbourhood Centre
- Recreation And Open Space
- Rural
- Rural Residential
- Special Purpose
- Township

